

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION HEARING DATE:

On Monday, September 8, 2014 the City of Oregon City - Planning Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 to consider the following Type IV application:

CITY COMMISSION HEARING DATE:

On Wednesday, September 17, 2014 the City of Oregon City - City Commission will conduct a public hearing at 7:00 p.m. in the City Hall Commission Chambers at City Hall, 625 Center Street, Oregon City 97045 on the following Type IV application:

FILE NUMBER: LE-14-0002

APPLICANT: City of Oregon City Public Works Dept., 625 Center Street, Oregon City, OR 97045

REQUEST: Update the Oregon City Sanitary Sewer Master Plan

LOCATION: City-Wide.

PROJECT WEBSITE: <http://www.orcity.org/publicworks/sanitary-sewer-master-plan-update>

CONTACT PERSON: Pete Walter, AICP, Planner (503) 722-3789

NEIGHBORHOOD ASSN: Citizen Involvement Committee & Neighborhood Associations

CRITERIA: The Oregon City Comprehensive Plan, Administration and Procedures set forth in Chapter 17.50 and in Title 13, Public Services, Chapter 13.08 – Sewer Regulations, of the Oregon City Municipal Code.

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Public Works Department, 625 Center Street, Oregon City, OR 97215, from 8:00AM-5:00PM Monday-Friday, and at the Oregon City Planning Division, 221 Molalla Avenue, Ste. 200, Oregon City, OR 97045, from 7:30-6:00PM Monday-Thursday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. Written comments must be received at City Hall by August 29, 2014 to be included in the Planning Commission staff report. Written comments received after this date will be forwarded to the Planning Commission at the hearing. Written comments must be received at City Hall by September 10, 2014 to be included in the City Commission staff report. Written comments received after this date will be forwarded to the City Commission at the hearing. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Planning Commission, the City Commission, and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. Any appeal will be based on the record. Contact (503) 657-0891 for more information.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing**. (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **City of Oregon City**Local file no.: **L 14-02: Sanitary Sewer Master Plan**

Please check the type of change that best describes the proposal:

- ☐ **Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- ☐ **UGB amendment** over 100 acres by a metropolitan service district
- ☐ **Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- ☐ **Periodic review task** – Task no.:
- ☒ **Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): Pete Walter, AICP, Associate Planner

Phone: (503) 496-1568 E-mail: pwalter@orccity.org

Street address: 221 Molalla Ave, Ste. 200 City: Oregon City Zip: 97045-

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

As an ancillary document to the Comprehensive Plan, the Sanitary Sewer Master Plan provides an analysis of existing sanitary sewer facilities and provides direction for future development, funding and needs. The plan provides a comprehensive review of the sanitary sewer system and will guide future land use actions and development. The update will include updated construction cost estimates for the planning and design of sewer facilities.

Date of first evidentiary hearing: 09/08/2014

Date of final hearing: N/A

- ☐ This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- ☒ Comprehensive Plan text amendment(s)
- ☐ Comprehensive Plan map amendment(s) – Change from _____ to _____
Change from _____ to _____
- ☐ New or amended land use regulation
- ☐ Zoning map amendment(s) – Change from _____ to _____
Change from _____ to _____
- ☐ An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- ☐ Acres affected by map amendment:

Location of property, if applicable (site address and T, R, Sec., TL):

List affected state or federal agencies, local governments and special districts: City of Oregon City, City of West Linn, City of Gladstone, Clackamas County, WES, Tri-City Service District, PGE, FEMA, Clackamas River Water District (CRW), South Fork Water Board (SFWB), DSL, DEQ, ODOT

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

<http://www.oregon.gov/LCD/Pages/forms.aspx>

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ☒ Completed Form 1
- ☒ The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- ☒ Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- ☐ A map of the affected area showing existing and proposed plan and zone designations
- ☐ A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- ☐ Any other information necessary to advise DLCD of the effect of the proposal

From: Pete Walter
Bcc: "Chairman@HamletOfBeavercreek.org"; Aleta Froman-Goodrich: "allen.taylor@ieee.org"; "baldwinb@tri-met.org"; "Betty Johnson"; "Bob George"; "Boll, Heather"; Mike Boumann; "Central Point/Leland Road CPO"; "Central Point/Leland Road CPO"; Chris Dunlop; Chris Wadsworth; "Dawn (Haase) Hickson"; "Deana Mulder"; Denise Kai; "Don Kemp"; "Gordon Munro"; James Band; "John Replinger"; Kattie Riggs; "Kent, Ken"; "Mike Riseling"; Samantha Vandagriff; Scott Archer; "Tim Finlay"; Todd Martinez; "Ugo Dilullo"; "Wes Rogers, OC School District"; "carla.morgan@pgn.com"; Jennifer Stephens (jennifer.stephens@pgn.com); John Collins; "dsl@dsl.state.or.us";
Subject: Public Notice of Oregon City Sanitary Sewer Master Plan Update - LE-14-0002
Date: Monday, August 04, 2014 5:32:00 PM
Attachments: NEWSPAPER NOTICE OF PUBLIC HEARING LE-14-002.pdf
image001.png

PLEASE FORWARD TO INTERESTED PARTIES AS NEEDED – THE PROJECT WEBSITE FOR THE OREGON CITY SANITARY SEWER MASTER PLAN UPDATE IS <http://www.orcity.org/publicworks/sanitary-sewer-master-plan-update>

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Pete Walter, AICP, Associate Planner
pwalter@orcify.org
Community Development Department
Planning Division



221 Molalla Avenue, Ste. 200
Oregon City, Oregon 97045
503-496-1568 Direct
503-722-3789 Front Desk
503-722-3880 Fax
Website: www.orcity.org
Hours: Counter/Walk-in: 8-5 Mon-Thurs.
Friday: Phone, Email and Appointment Only.

Need Zoning and other Tax Lot Information? - [Generate a Property Report](#)

Online Mapping is available at [OCWebMaps](#)



Please consider the environment before printing

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: LFaxon@CommNewspapers.com
To: [Pete Walter](#)
Subject: RE: Public Notice for Oregon City Sewer Master Plan Update LE-14-0002
Date: Thursday, July 24, 2014 9:22:15 AM
Attachments: [image001.png](#)

Good Morning Pete,

Notice received. I will get this notice in the August 6th editions of the Clackamas Review and Oregon City News. Once published, I will send affidavits of publication to your attention.

Thank you for sending the PO#. I will make sure it is on your affidavits and statement.

Thank you,

Louise Faxon

Legal Advertising

Community Newspapers/Portland Tribune

6605 SE Lake Rd, Portland 97222-2161

PO Box 22109, Portland OR 97269-2109

(503) 546-0752; fax (503) 620-3433

Legals Notices are online at: <http://publicnotices.portlandtribune.com>

From: Pete Walter [mailto:pwalter@ci.oregon-city.or.us]

Sent: Thursday, July 24, 2014 9:08 AM

To: Louise Faxon

Subject: Public Notice for Oregon City Sewer Master Plan Update LE-14-0002

Dear Louise,

Please can you publish the attached notice by August 11 in the Clackamas Review / OC News?

The PO # is 61184.

Thanks,

Pete Walter



Pete Walter, AICP, Associate Planner

pwalter@orc.org

Community Development Department

Planning Division

221 Molalla Avenue, Ste. 200

Oregon City, Oregon 97045

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